

#05033640  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
ALBERT E. AUSTIN  
RUTH E. SMITH  
P.O. BOX 4345  
BULLHEAD CITY, AZ. 86430

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

EUGENE H. CASTEIG AND WILMA S. CASTEIG, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to ALBERT E. AUSTIN AND  
RUTH E. SMITH, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF  
SURVIVORSHIP, hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

Lot 19, Block 21, FOURTH ADDITION TO KLAMATH RIVER ACRES, in the  
County of Klamath, State of Oregon.

CODE 96 MAP 3907-2600 TL 3100

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Taxes for the  
year 1989-90 are now a lien but not yet payable. 2)  
Conditions, restrictions as shown on the recorded plat of Fourth  
Addition to Klamath River Acres. 3) Subject to an undivided  
1/3 interest in well, pump and pumphouse, including the terms  
and provisions thereof, as disclosed by Quitclaim Deed recorded  
May 16, 1984 in Book M-84 at Page 8042. 4) Subject to the  
rules and regulations of Fire Patrol District. 5) Notice of  
proposed formation of a special road district to be known as  
Klamath Acres Special Road District, as disclosed by County  
Commissioners Journal January 1975. 6) Any improvement located  
upon the insured property, which constitutes a mobile home as  
defined by Chapter 801, Oregon Revised Statutes, is subject to  
registration and taxation as therein provided and as provided by  
Chapter 308, Oregon Revised Statutes.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$42,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 7th day of August, 1989.

Eugene H. Casteig  
EUGENE H. CASTEIG

Wilma S. Casteig  
WILMA S. CASTEIG

STATE OF OREGON, County of KLAMATH)ss.

August 18, 1989

Personally appeared the above named EUGENE H. CASTEIG AND WILMA  
S. CASTEIG and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: W. Addison  
Notary Public for Oregon 3-22-93  
My Commission expires March 4, 1992 W.P.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day  
of Aug. A.D., 19 89 at 3:50 o'clock PM., and duly recorded in Vol. M89  
of Deeds on Page 15991.  
Evelyn Biehn - County Clerk  
By Pauline Mueller

FEE \$13.00

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